



Cassiobury Drive, Watford
£1,295,000

proffitt
& holt





Cassiobury Drive

Watford



A rare opportunity to acquire this exceptional five-bedroom detached family residence, perfectly positioned on the highly sought-after Cassiobury Estate. Combining timeless character with stylish contemporary enhancements, this impressive home offers generous and versatile living accommodation, beautifully designed for modern family life.

The heart of the home is the stunning open plan kitchen and living space that flows directly out to the garden, creating a superb environment for both everyday living and entertaining. Complementing the ground floor is a comfortable and more formal sitting room with traditional wooden panelling and open fireplace, as well as a separate utility room and a convenient downstairs WC.

The property boasts five well-proportioned bedrooms, including two en-suite bedrooms, alongside a beautifully appointed family bathroom, offering ample space for growing families.

Externally, the property continues to impress with a beautifully landscaped rear garden extending in excess of 100ft. The separate patio and decked areas sit alongside a manicured lawn and established borders to provide an idyllic setting for outdoor entertaining, family enjoyment and relaxation. A substantial garden room with adjoining store offers excellent flexibility as a home office, gym, studio or additional entertaining space. To the front, there is a driveway that boasts off street parking for multiple vehicles, as well as a double length garage.

Ideally located within easy walking distance of Cassiobury Park, Watford Metropolitan Line Station and the area's highly regarded grammar schools, this outstanding home offers the perfect balance of tranquillity, convenience and lifestyle.

The property is being offered to the market with no upper chain and an internal viewing is highly recommended to fully appreciate the quality, space and enviable location of this exceptional family home.



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Cassiobury is a popular residential area and located within a short walk to highly regarded schools, local amenities, the Green Flag award-winning Cassiobury Park, Watford Metropolitan Line station, Watford Junction mainline station and Watford town centre. The town centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services to London.

- Fully Detached Traditional Home
- Character Features Alongside Modern Upgrades
- Sought-After Location on Cassiobury Estate
- Short Walk To Cassiobury Park, Met Line Station and Grammar Schools
- Beautifully Landscaped Rear Garden - Measuring In Excess of 100FT
- Open Plan Kitchen/Living Spaces
- No Upper Chain
- 5 Bedrooms - 2 With En-Suites
- Substantial Garden Room with Store
- Utility Room and Downstairs Guest WC





General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: G

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

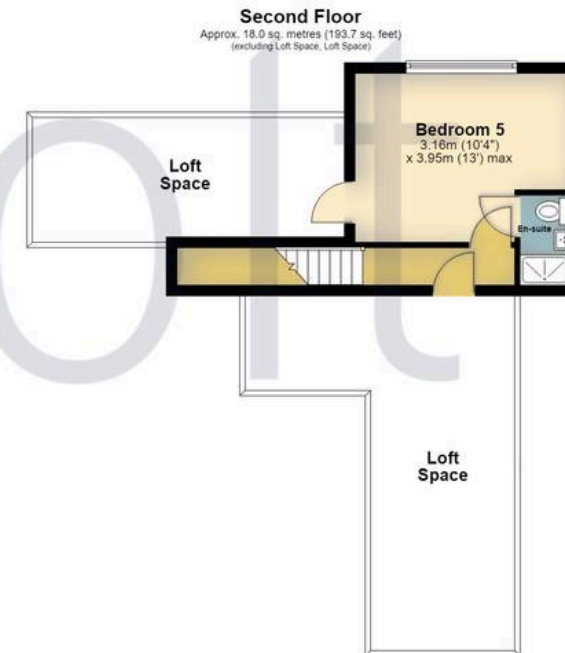
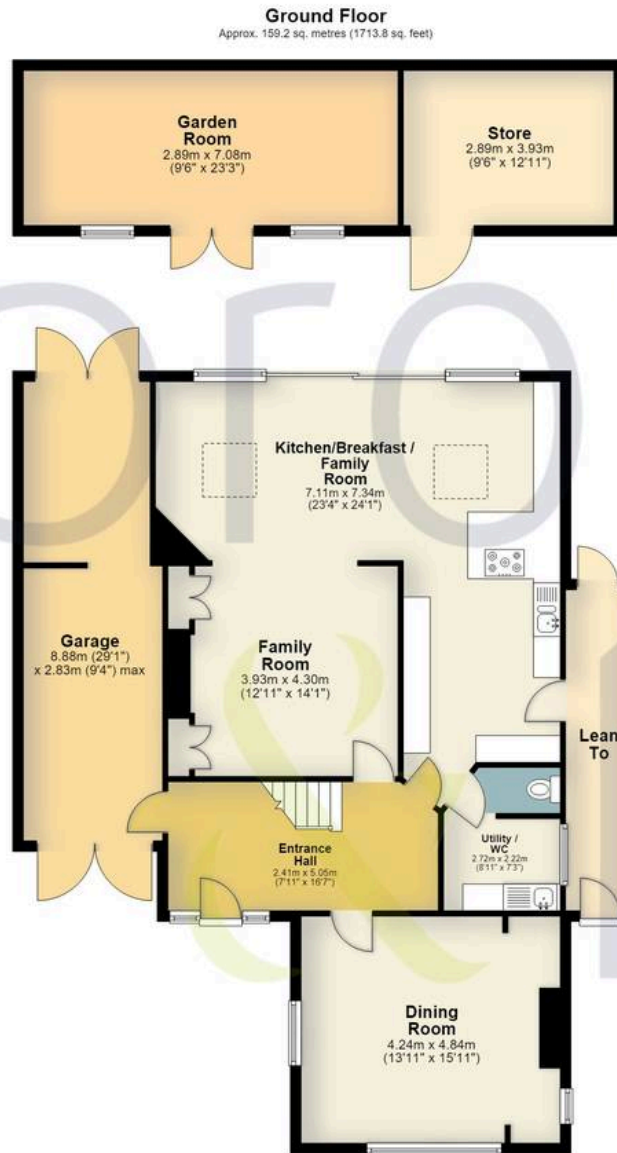
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 259.1 sq. metres (2788.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanItUp.





Proffitt & Holt – Watford

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